



# **Guidelines and Regulations for The Mews Village**

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## **Introduction to The Mews Village**

This *Guidelines and Regulations for The Mews Village* has been prepared by The Mews Village Committee in order to help assist and alert you to your obligations in maintaining the appearance and quality of your property for the benefit of the entire community.

The Mews Village was designed by noted architect Claude Miquelle and is one of the most unique villages in New Seabury. It is the first zero lot line single-family community in Massachusetts. The architect's goal was to design a village of one-story, private single-family homes integrated into a cohesive, unified and intimate neighborhood. The design included all structures, fences, landscape, driveways and roads. Thus, The Mews Village is an outstanding example of a coordinated, planned community.

## **Committee Responsibilities**

The various villages of New Seabury form the Peninsula Council. The Peninsula Council has the responsibility to maintain all the roads, common areas and infrastructure of New Seabury. It does this by working with the Village Committees to maintain their roads, common area landscaping, signs and other necessary common area care.

Village Committees are responsible for working with the Peninsula Council, communicating maintenance needs within The Village regarding roads and common areas. This includes lighting, clean-up, and tree pruning and removal. It is also the responsibility of The Village Committees to work with homeowners to ensure village guidelines are met at each home.

It is important to understand that maintaining each home in accordance with The Mews Guidelines and Regulations is a larger issue than color and style choices. Noncompliance is a challenge to our guidelines, regulations and neighborhood values. As Committee Members, we have a responsibility to enforce these guidelines. We are most concerned about the potential impact to The Mews Village if we fail to uphold the architectural consistency that sets our neighborhood's standards.

This is certainly a difficult task. Homeowners are friends and neighbors, and this is not personal. We also are aware that the cost to the homeowners for rectifying noncompliance could be substantial. We do not undertake this course lightly.

## **Homeowner Responsibilities**

You, as homeowner, are responsible for maintaining the exterior of your entire property in accordance with *The Guidelines and Regulations for The Mews Village*. While exterior modifications and remodeling are allowed, anything proposed must be in the spirit of compatible diversity and within the guidelines set forth in these documents.

All exterior work on your property falls under the control of the New Seabury Architectural Review Committee (ARC). The ARC must be contacted prior to doing any exterior work. They can give you the specific information you need to

comply with the covenants. Most exterior work requires a permit from the ARC. The permitting process is outlined in *The New Seabury ARC Guidelines and Specifications* or online at [peninsulacouncil.com](http://peninsulacouncil.com).

## Colors

**For the body of your house and garage**, the following colors are the only colors approved for The Mews Village homes, to be applied as outlined below. While the original intent in the Mews Village is a monochromatic paint scheme, complimenting trim colors are now allowed as specified below. All colors are Benjamin Moore paint, unless otherwise noted.

Smokey Taupe. Trim with this color must be one of the following: Smokey Taupe, Dune Gray (Cabot solid stain), Rockport Gray, Icicle or Distant Gray.

Dune Gray (Cabot solid stain). Trim with this color must be one of the following: Dune Gray, Smokey Taupe, Rockport Gray, Icicle or Distant Gray.

Rockport Gray. Trim with this color must be one of the following: Rockport Gray, Smokey Taupe, Dune Gray (Cabot solid stain), Icicle or Distant Gray.

Stormy Monday. Trim with this color must be one of the following: Stormy Monday, Icicle or Distant Gray.

No other colors or combinations of colors are approved for Mews Village homes. Other brands of paint and stain of equivalent color may be used. In cases where neighbor's homes, garages or other structures form a common wall with your property, the side(s) facing into your property should be painted to match the body and trim colors of **your** home.

**Window Boxes/ Garage Doors** must match either the body or trim color of your home.

**Fences** must match the body color of your home. The side of a shared fence facing into your property must match the body color of your home.

**Gutters** must match the trim color of your home.

**Timber Retaining Walls** visible from the street can be left natural or must match the body color of your home.

**Sliding Glass Door and Window Frame** color must be either:

- Anderson Windows brand Terratone (an equivalent color from a different manufacturer is acceptable) or:
- Black (Charcoal is acceptable)

All sliding glass door and window frames visible from any and all streets must be the same color.

**Roof Shingles** must match Certaineed - Weathered Wood. An equivalent color from a different manufacturer is acceptable.

**Front doors** must be one of the following colors. No other colors are approved for Mews Village homes. All colors specified are Benjamin Moore paint. Other brands of paint of equivalent color may be used.

Classic Burgundy, PM-17  
Red, 2000-10  
Bronze Tone, 2166-30  
Black, PM-9  
Old Navy, 2063-10

Green, 2044-10  
Hunter Green, 2041-10  
Wythe Blue, HC-143  
Buxton Blue, HC-149  
Wedgewood Gray, HC-146

**Shutters, Storm and Screen Doors** must match the front door color, or the body or trim color of your home.

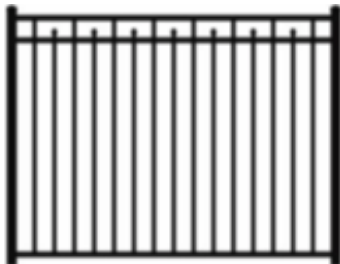
### **Fences, Party Walls and Retaining Walls**

All fences, party walls and retaining walls installed on property lines are owned in common with your neighbor. The side of the fence or wall facing into your property is yours to use and maintain. Neither owner should use any portion of the fence or wall in a way that interferes with the use and enjoyment of the other owner. If any portion of the fence or wall is damaged, or needs repair or maintenance (other than isolated to one side of the fence or wall), it should be repaired or replaced at both owners' joint expense.

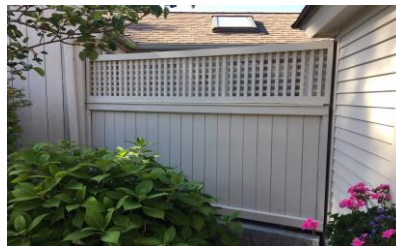
All fences must be 4'-6" vertical board fence with a 16"-18" square (not diamond) lattice on top, with the following three exceptions only:

1. For the purpose of privacy, a 5'-0" vertical board fence with a 12" square lattice on top must be used where abutting Mid-Iron Way.
2. Fences not visible from the street that do not abut the golf course should be 6' tall in total, with or without lattice on top.
3. Fencing along the golf course must be black aluminum architectural style the same as, or similar to, the photo below. When an existing chain link fence needs to be replaced, the black aluminum architectural style fence must be used.

Black aluminum architectural style fence



Wood Fence



When an existing timber retaining wall that is visible from the street needs to be replaced, it must be replaced with a masonry wall of either fieldstone or Vineyard Blend colored pavers.

Fieldstone Wall



Vineyard Blend Pavers



When an existing timber retaining wall that is not visible from the street requires replacement, it may be replaced with either a new timber wall or a masonry wall of either fieldstone or Vineyard Blend colored pavers. Pavers must be installed in an alternating vertical and horizontal pattern (staggered).

### **Windows, Doors and Garage Doors**

Casement style windows must be used.

Storm and screen doors are allowed, but not required.

Garage doors must be constructed of wood, MDF, metal or fiberglass. They must be flat panels with wood grain texture. No raised panels, glass panels or windows are allowed.

### **Gutters**

Gutters must not be installed on the street-facing side of your home. Gutters are allowed on the other sides of your home.

### **Exterior Lighting**

All garage, house and post exterior lights must be Onion-style (see photo below). The "benchmark" style is Hinkley Lighting, Cape Cod Onion Light 2204SZ in Sienna Bronze, with a clear seedy glass globe, 10 3/4"W x 22 1/2"H. An equivalent style from a different manufacturer is acceptable.



The garage light size must be large. The front door and other house-mounted light size must be small. When an existing gooseneck garage light needs replacing, it must be replaced by an approved Onion-style light. Posts for post lamps must be made of pressure-treated or cedar wood, and must match either the body or trim color of your home.

### **Chimney Caps**

Chimney caps (the metal flashing around the top of your chimney) must be installed and maintained. Caps must be made of either stainless steel or copper.

### **Sheds and Structures**

The placement of your shed or other exterior structure must be done with consideration of New Seabury required setbacks and your neighbors' views. The maximum height allowed is 6'-6". Siding style and roof shingles must be the same as on your home. Color must match the corresponding body and trim colors of your home.

**Flagpoles and clotheslines are not allowed.**

### **Driveways**

The surface material for driveways must be pea stone or crushed stone no larger than approximately 5/8" diameter. The larger stones tend to stay in the driveway and out of the road, so they are preferred. Native Gray color is preferred. Driveways must have a 24" - 36" cobblestone apron abutting the road. Cobblestones in aprons should be a staggered pattern.

### **Landscaping**

The front yard of your home must be kept in a clean and orderly fashion. Driveways and mulch areas should be kept weed-free, lawns should be mowed, and trees and shrubs should be maintained. Limited use of bark mulch to avoid drain clogging is encouraged.

Both spring and fall clean-up in your front yard should be done, and does not require ARC approval. Spring clean-up should be completed by May 31. ARC approval is required prior to the removal of any tree whose trunk is more than 6" in diameter anywhere on your property.

ARC approval is required prior to the planting of new areas of landscaping anywhere on your property. When modifying or replacing existing areas of landscaping, ARC approval is not required unless you are planting a tree whose trunk is more than 6" in diameter.

Bark mulch is the only type of mulch approved by the ARC. Other mulches such as wood chips, nuggets and crushed shells are not allowed.

Granite cobblestones must border driveways, parking spaces, walkways and plant beds. The road may act as a border in lieu of cobblestones for landscaped areas.

## **Signs**

No signs may be visible from the road or golf course easement, with the following exceptions:

- Signs of 200 square inches or less which identify the name, address and/or the profession of the homeowner.
- During construction or maintenance, contractors may display a sign of less than 200 square inches during the duration of their job at the home.
- **“For Rent” and “For Sale” signs are not allowed.**

## **Solar Panels**

Solar panels are allowed in New Seabury. In The Mews Village, solar panels cannot be installed on the zero lot line side of your roof so that they face into your neighbor's yard.

## **Boats and Trailers**

No boats, trailers or unregistered vehicles may be parked or stored visible from the street in The Mews Village.

## **Trash**

No trash barrels or bags, or debris may be left outside overnight in the front of your home. Please notify renters of this policy.

## **Parking**

Street parking is allowed unless otherwise noted by street signage. Never block the road so that fire, police, ambulances and other vehicles cannot pass. Please recognize that our streets are narrow. If you observe an obstruction in the road, please notify the police.

## **Speed**

The speed limit within The Mews Village is 20 miles per hour. Please be very considerate of the many walkers and children in our neighborhood.

## **Pets**

The Town of Mashpee requires all pets to be leashed and restrained from barking when outside of your private property. If you observe an unrestrained pet in the neighborhood, please notify the police.

**You must pick up after your pet.** Please notify renters of this policy.

Please note Mashpee policy regarding pets at the Mashpee town website:

<https://www.mashpeema.gov>



## Noise

Please be considerate of your neighbors by minimizing pet barking, loud music, and other excessive noises. Additionally, the Town of Mashpee prohibits unreasonable noise from any building, structure, vehicle or premises from the hours of 10:00 p.m. to 8:00 a.m. If you experience excessive noise, please notify the police. Please refer to **Renting**, below.

**Contractor Hours** are as follows:

Monday through Friday: 7:00AM (7:30AM July 4 – Labor Day) until 5:30PM

Saturday: 7:00AM until 1:00PM (Saturday no work allowed from July 4 – Labor Day)

Sunday: no work allowed

Work personally performed by the homeowner is allowed from 7:00AM (7:30AM July 4 – Labor Day) until 5:30PM, all days.

## Renting

**There is a 5-night minimum rental policy in July and August, beginning in 2022.**

Most homeowners are respectful of their neighbors and the surrounding community...many renters have no affiliation with neighbors or the community so are here for their own personal enjoyment, and often times that creates issues for others.

Please notify your renters and renting real estate agent of *The Mews Village Guidelines and Regulations*. Please leave *The Mews Village Renters' Guidelines and Regulations for Renters* in your home for renters to see. Renters, through the homeowner, are responsible for following all applicable guidelines. Should your renter damage another owner's property or common Mews Village property, the homeowner will be held responsible for any and all repairs.

Pursuant to Massachusetts General Law Chapter 272, Section 53, a person may be found chargeable for being a Keeper of a Disorderly House. Specifically the law prohibits a person that "controls or manages the premises" from engaging in disorderly conduct such as: noise that disturbs the public peace of the neighborhood; drinking of alcoholic beverages resulting in disorderly behavior; and gatherings of persons engaged in unlawful practices thereby endangering the public peace and corrupting of good morals. Disturbing the Peace may be found in Massachusetts General Law Chapter 272, Section 53. Each breach of the peace is an arrestable offense. Additionally, the Town of Mashpee prohibits unreasonable noise from any building, structure, vehicle or premises from the hours of 10:00 p.m. to 8:00 a.m.

## **Dues**

Our annual HOA dues are billed every January, and apply to all homeowners. Prompt payment is appreciated.

## **Remedy Process**

The Mews Village Committee's #1 concern is maintaining the beauty and property value of our village. To this end, The Mews Village Committee does periodic inspections of all Mews Village properties from the road. Any non-compliance of *The Mews Village Guidelines and Regulations* are noted and photographed (an ARC requirement) from the road.

In the event that The Mews Village Committee and the ARC request a correction be made to a property not in compliance with *The Mews Village Guidelines and Regulations* and/or *The ARC Guidelines and Specifications*, the homeowner will be contacted and the following process used:

1. Letter or E-mail from The Mews Village Committee describing the non-compliance issue, requesting the homeowner to bring the property into compliance within 30 days.
2. Letter or E-mail from the ARC describing the non-compliance issue, requesting the homeowner to bring the property into compliance within 30 days.
3. Letter or E-mail from New Seabury Counsel describing the non-compliance issue, requesting the homeowner to bring the property into compliance within 30 days.
4. In the event of continued non-compliance, corrective action will be taken by the ARC. This may create some issues impacting the sale of the home until the homeowner brings the property into compliance. Alternatively, it may mean the ARC performing the work to bring the property into compliance and billing the homeowner. In the event of non-payment, a lien will be placed on the property.